Davidson County DEEDWARR
Recvd: 09/02/15 11:17 3 pgs
Fees:18.00 Taxes:1443.00
20150902-0089349

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

MRF-153814
ADDRESS NEW OWNER:
Oanh Lu
4801 Timberhill Dr.
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MAP/PARCEL 146-04-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Reid & Co. Construction, LLC.,** has this day bargained and sold, and does hereby transfer and convey unto **Oanh Lu, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Elysian Meadows Addition, of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rufus E. Knight and wife, Elizabeth C. Knight by Warranty Deed from Gaines and Gaines Construction Company, Inc., of record in Book 3028, Page 95, Register's Office for Davidson County, Tennessee, dated February 5, 1960 and recorded on February 8, 1960.

The said Rufus E. Knight having since died leaving Elizabeth C. Knight as surviving tenant by the entirety. The said Elizabeth C. Knight having since died leaving 2 daughters Jeanne Wright and Mary Beth Phillips as her only heirs at law (See Affidavit as to Heirs of record in Instrument No. 20140528-0045867, said Register's Office)

Being the same property conveyed to Robert Wright by Quitclaim Deed from Jeanne Wright, of record in Instrument No. 20140528-0045868, Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 28, 2014.

Being the same property conveyed to Reid & Co. Construction, LLC, a Tennessee limited liability company by Warranty Deed from Mary Beth Phillips and Robert Wright, of record in Instrument No. 20141219-0116349, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 19, 2014.

This is improved property known as: **4801 Timberhill Dr., Nashville, Tennessee 37211**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed

of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2263, page 101, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of August, 2015.

Reid & Co. Construction, LLC.

Reid Hinesley, Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Reid Hinesley** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the **Chief Manager** of **Reid & Co. Construction, LLC**, a limited liability company, and that as such **Chief Manager** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Subscribed and sworn before me this the 27th day of August, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn before me this the 26th day of August, 2015.

NOTARY PUBLIC

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 11-23-2015

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith